034.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	449,900 / 449,900
					USE VALUE:	449,900 / 449,900
					ASSESSED:	449,900 / 449,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		SILK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAGAN BARBARA ETAL/ TRUSTEES
Owner 2:	FAGAN FAMILY TRUST
Owner 3:	
Street 1:	33 DIX ROAD EXT
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	FAGAN BARBARA -
Owner 2:	-
Street 1:	33 DIX ROAD EXT
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3000.000	123,500		326,400	449,900
Total Card	0.069	123,500		326,400	449,900
Total Parcel	0.069	123,500		326,400	449,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 568.06 | /Parcel: 568.06

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	123,500	0	3,000.	326,400	449,900		Year end	12/23/2021
2021	101	FV	123,500	0	3,000.	326,400	449,900		Year End Roll	12/10/2020
2020	101	FV	123,800	0	3,000.	326,400	450,200	450,200	Year End Roll	12/18/2019
2019	101	FV	99,500	0	3,000.	295,800	395,300	395,300	Year End Roll	1/3/2019
2018	101	FV	99,500	0	3,000.	280,500	380,000	380,000	Year End Roll	12/20/2017
2017	101	FV	99,500	0	3,000.	244,800	344,300	344,300	Year End Roll	1/3/2017
2016	101	FV	99,500	0	3,000.	209,100	308,600	308,600	Year End	1/4/2016
2015	101	FV	80,200	0	3,000.	193,800	274,000	274,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 2821

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAGAN BARBARA,	74087-333	1	2/4/2020	Convenience	1	No	No		
FAGAN LAWRENCE	72016-569		12/17/2018	Estate/Div		No	No		Deed of Disribution
FAGAN LAWRENCE	42765-361		5/12/2004	Family		No	No		Lawrence T Fagan dod 6/5/2015
MAC DONALD DONA	34536-396		1/9/2002	Family	60,000	No	No		
	10775-394		3/18/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	Info At Door	HS	Hanne S
4/8/2009	Meas/Inspect	163	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3000		Sq. Ft.	Site		0	64.	1.70	3									326,400						326,400	

Legal Description

User Acct

23824

GIS Ref

GIS Ref

Insp Date

11/06/18

!2821!

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

Date	Time
12/29/21	22:06:17

LAST REV

Date	Time
04/09/20	11:23:52
mmcmakin	

USER DEFINED

Prior Id # 1:	23824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Total AC/HA:	0.06887	Total SF/SM:	3000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	326,400	Spl Credit		Total:	326,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	2	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	178957
Depreciation:	55477
Depreciated Total:	123480

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

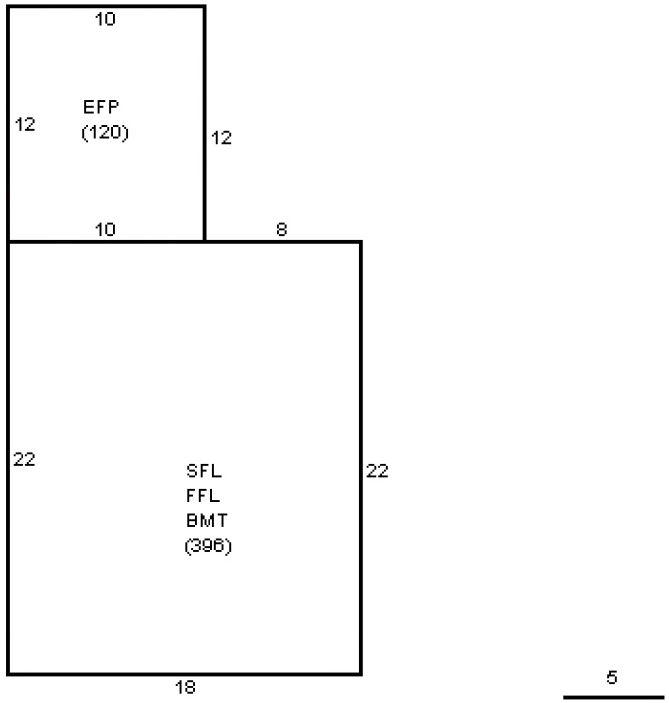
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	94.42
Final Total:	123500	Val/Su SzAd	155.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
EFP	Enclos Porch	120	46.630	5,595

Net Sketched Area:	1,308			Total:	120,457
Size Ad	792	Gross Area	1308	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	